

700 Crossroads Building
2 State Street, Rochester, New York 14614
P 585.987.2800 F 585.454.3968



ATTORNEYS
woodsoviatt.com

1900 Main Place Tower
Buffalo, New York 14202
P 716.248.3200 F 716.854.5100

Writer's Direct Dial Number: 585.445.2726
Writer's Direct Fax Number: 585.445.2626
Email: jgoldman@woodsoviatt.com
Admitted to practice in New York and Florida

March 1, 2016

City Planning Commission
City of Canandaigua
2 North Main Street
Canandaigua, NY 14424

**Re: Canandaigua Hotel and Conference Center
205 Lakeshore Drive, City of Canandaigua
Planning Commission Site Plan Review**

Dear Board Members:

Since our last appearance at the Planning Commission for amended site plan approval to add a parking facility to the east end of the site, the developer's design team has been working on an alternative to address the issue of scale and massing of the facility. We are pleased to be able to present that new design (here in narrative form and orally at your Planning Commission meeting of March 8).

By way of brief background, Bob Morgan and David Christa, the managing members of the limited liability company which is undertaking this development, ascertained that the surface parking approved for this site was insufficient to sustain the first class hotel and conference center which is contemplated. That conclusion was verified in a parking study prepared by McFarland Johnson, which was submitted prior to your last Planning Commission meeting.

The design, massing and impacts have been at the forefront of the discussion with the Planning Commission and the neighbors. A history of the design of the parking facility, as illustrated by the first drawing in our package, has taken three steps:

1. The original design was for a four-story parking garage with full roof to replicate the design of the hotel itself. The top floor of the garage was at 722 and the peak of the roof was approximately 741. The design team was charged with reducing the massing.
2. Alternate Design 1 was submitted to the Planning Commission and offered to neighbors in late January. This design contemplated a four-level parking garage, with the lowest level slightly below the grade of the hotel and an open roof structure with the top of the parapet wall at elevation 717. A consensus was not formed around this plan and the design team went "back to work" on the design.

3. Alternative Design 2 is our present plan. Instead of a garage structure, this parking facility is essentially a bi-level parking deck, with the lower level slightly below the grade of the hotel and the elevation of the upper deck at approximately 700 (which is roughly the elevation of first floor of the hotel). Due to efficiencies occasioned by the fact that we do not have internal parking ramps, this parking facility (which has a total of 293 parking spaces) will result in a total of 603 spaces on-site available for hotel and public use. .

As a result of its reduced height, the bi-level parking deck will be essentially screened by the berm on the eastern side of the site and will have limited impact on views to and from the lake. A fuller presentation of this plan will be made by Dave Hanlon at the City Planning Commission meeting on March 8.

In accordance with Rick Brown's letter of February 10, confirming information desired by the Planning Commission to further its site plan review, we offer the following:

1. Our revised site plan is provided reflecting Alternate Design 2.
2. Revised architectural elevations of the parking deck façade are provided.
3. The SEQR consistency analysis is provided.
4. A revised traffic analysis is provided.
5. Photo simulations of the new parking deck are provided.
6. A written safety plan and map from Integrated Systems, an established contractor in the field, is provided.

We look forward to presenting this new material to the Planning Commission at your March 8, 2016 meeting. If any Commission member has questions in the interim, please do not hesitate to contact me.

Very Truly Yours,

WOODS OVIATT GILMAN LLP



Jerry A. Goldman

Please direct responses to Rochester Office

JAG/lld